



## BOARD OF COUNTY COMMISSIONERS

Miles Lucero District 1  
Paula McPheeters, District 2  
Zachary Swearingen, District 3

**THURSDAY, May 8, 2025**  
**9:00 A.M.**

**PUEBLO COUNTY COURTHOUSE**  
**COMMISSIONERS' CHAMBERS**  
**215 WEST 10<sup>TH</sup> STREET**  
**LAND USE AGENDA**

**NOTICE:** The public may provide comments by 5:00 p.m., on Tuesday, May 6, 2025, via email to [planning@pueblocounty.us](mailto:planning@pueblocounty.us). The hearing will be streamed on Facebook Live.

### **9:00 A.M. CALL TO ORDER**

- Pledge of Allegiance
- Attendance/Excused
- Approve Land Use Minutes of April 10, 2025
- Approve Agenda of May 8, 2025

### **9:04 A.M. BOARD OF COUNTY COMMISSIONERS' CONSENT ITEMS**

(The Chair will remove any Consent Agenda item upon request by any Commissioner or assigned staff. Items removed upon request will be considered separately by the Board immediately following the action on the remaining Consent Agenda, be continued to another meeting, or handled in a manner otherwise determined at the discretion of the Board.)

- 1) HOUSE BILL 1041 PERMIT  
[SLI-22-11 \(1041 2022-009\)](#)  
EXTENSION  
(IF REMOVED, **PUBLIC HEARING**) Honors Energy, LLC  
c/o Brad Wilson (Applicant)  
Dennis L. Porter Trust (Owner)  
Tertra Tech, c/o Jennifer Kraus (Representative)  
Honors Energy, LLC, proposes to construct and operate a 198-megawatt, photovoltaic (PV) solar generation facility with battery storage in Pueblo County, Colorado. The Project will be located on approximately 1,390 acres of private land in Pueblo County approximately 8.3 miles south of Vineland, Colorado. **(1 minute)**

**9:05 A.M. BOARD OF COUNTY COMMISSIONERS' REGULAR ITEMS**

- 2) HOUSE BILL 1041 PERMIT Summit Utilities, Ben Watkin (Representative/Applicant)  
CASE NO. SLI-24-10 Campos EPC, LLC, Ryan Wamble (Representative Firm)  
Summit Utilities is proposing to construct requisite infrastructure to connect the GCC Pueblo facility to Kinder Morgan's transmission pipeline infrastructure. **(15 Minutes)**

- 3) SPECIAL USE PERMIT Vaughan & Brandi Tatman (Landowners/Applicants)  
CASE NO. SUP-24-9 6480 Pickney Road, Rye

This is a request for a special use permit to allow an agricultural implementation repair shop in an A1, Large Agriculture, Zone District. **(15 Minutes)**

- 4) HARVEST MOON SUBDIVISION Joe Costanza & Frank Molinaro (Owners)  
CASE NO. FINL-24-1 Rocky Mangini, Mangini & Associates  
(Applicant/Representative)  
Lots 6, 7, 8 Harvest Moon Subdivision

The Applicants request approval to re-subdivide Lots 6,7, & 8 of Harvest Moon Subdivision (8.84± acres) into eight (8) lots. Lots 1,4,5, & 8 will contain 1.00± acres each and Lots 2,3,6, & 7 will contain 1.21± acres each. The previous subdivision dedicated additional right-of-way necessary for 27<sup>th</sup> Lane. **(15 Minutes)**

- 5) RESOLUTION FOR ZONING VIOLATION TBS Enterprise LLC (Owner)  
CASE NO. VZ-23-69

A Resolution Directing the County Attorney to Institute Legal Action to Enforce the Pueblo County Code Against the Property Legally Described as Lot 347, Unit 24, Colorado City. (VZ 23-69). **(15 Minutes)**

- 6) RESOLUTION FOR ZONING VIOLATION Terry L. Kearns and Melinda G. Kenney (Owners)  
CASE NO. VZ-23-80 379 E Stewart Dr

A Resolution Directing the County Attorney to Institute Legal Action to Enforce the Pueblo County Code Against the Property Legally Described as Lot 10, Blk 6 Tr 336, Pueblo West. (VZ 23-80). **(15 Minutes)**

- 7) FEE SCHEDULE UPDATE

The Pueblo County Department of Planning and Development is proposing modifications to the Planning & Development Fee Schedule. Specifically, the proposal would adopt fees for certain new application types which have not been assigned fees, and modify certain fees for predictability and consistency with the fees charged by other jurisdictions. **(5 minutes)**

**10:25 A.M. MARIJUANA PRESENTATION**

- 8) STATUS UPDATE ON THE STATE OF MARIJUANA PRESENTATION BY KYLE ABER  
(For Informational Purposes Only. No Action Is Required). **(20 minutes)**

**10:45 A.M.    PUBLIC COMMENTS**

9) Citizen Comments (Limited to 3 minutes per speaker, total of 7 speakers.)

10) Commissioners' Comments (**5 minutes**)

**11:06 A.M.    ADJOURN**

The next regular BOCC Land Use Meeting will be held on **June 12, 2025, at 9:00 a.m.**

(The Record: Planning Department staff reports, applications, and supplemental materials distributed at the meeting are automatically part of the Record unless objected to and upheld during the public hearing. Additional materials from applicants or others may be submitted for inclusion at their discretion and admitted by the administrative body. All materials accepted into the Record must be left with the Clerk.)

(This agenda is for informational purposes only and is subject to change. Accommodation for individuals with sight or hearing impairment may be made by contacting Planning and Development at 719-583-6100.)